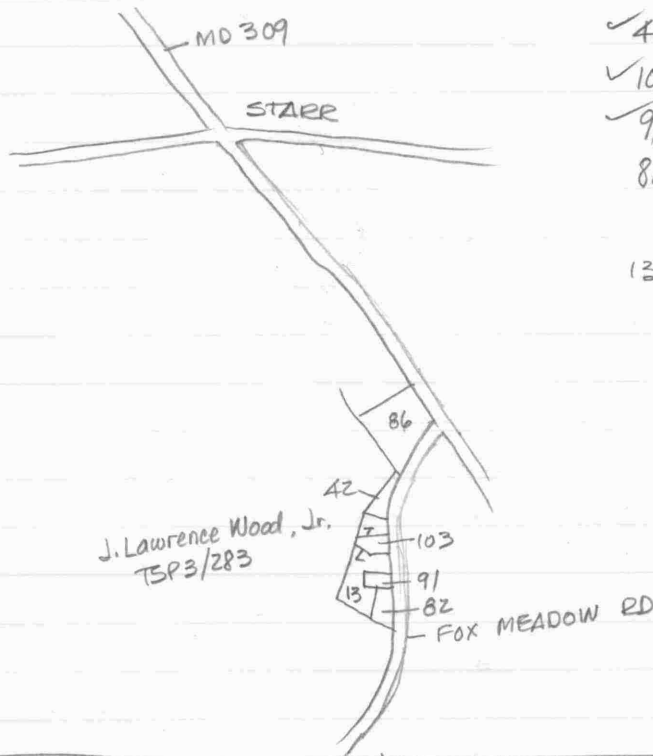


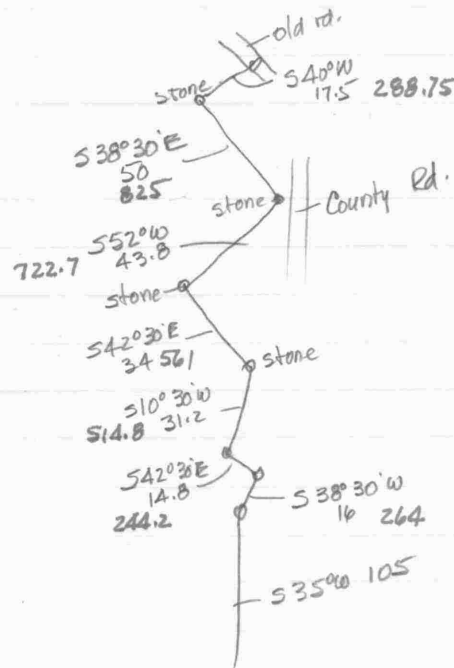
SC 5593-5-432

MAP 61



- ✓ 86 Geo. M. Wilson JFR 10/353
- ✓ 42 Violet M. Jacobs CWC 47/407
- ✓ 103 Billy Isley CWC 81/786
- ✓ 91 Charlene Potts CWC 2/28
- 82 Wm. W. Stanford CWC 79/347  
/350
- 13, Earl L. Cummings ASG 11/381

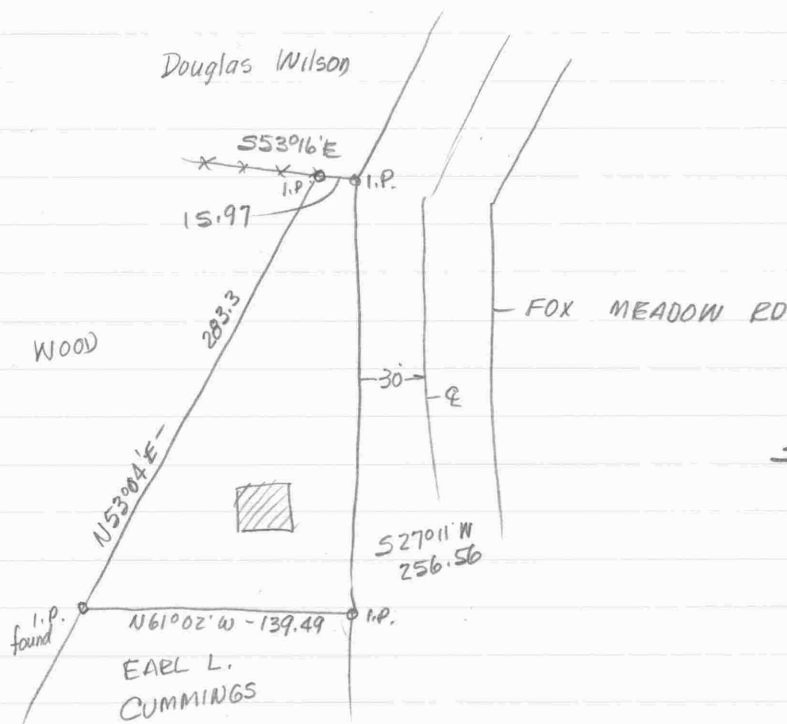
Wood TSP 3/283 - Survey by Fisker



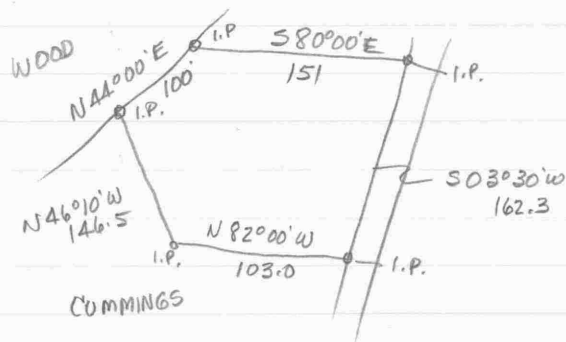
Location JFR 10/353

Lot on left of rd from Starr to Queen Anne  
 bounded by Henry Bowser, in rear by Perry Broadway  
 and on other side by Martha Ann Wilson, of which this  
 land is a part.

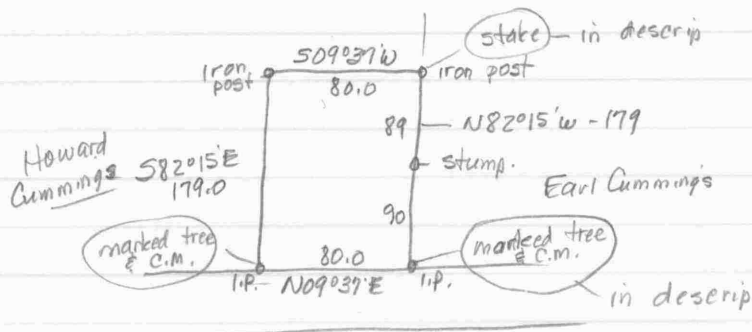
Jacobs



Sley CWC 81/788 - Bye 1960



Potts - CWC 2/30 Bye 1962



Stanford CWC 79/350

Begin stone W side of rd. at line of Hall or Keating  
wfs N33°15'W - 197.00 to marked gum on line of  
Earl Cummings

wfs N19°30'E - 127 to stake at SW cor. Chantler Potts

wfs S82°15'E - 104 to rd.

wfs S08°00'W - 273 to begin

Wood -

Begin W side rd. from Lulloughly to Star (Fox Meadow Rd)  
near large forked stump

wf old bank fence 548½°W - 47.4 to Hall or Keating  
542½°E - 34.56 to rd.

wfs S08°E - 59.6 to begin

54 2P

THIS DEED, made this                      day of                      , 1982,  
by and between WILLIAM H. TOLSON, Treasurer of Queen Anne's  
County, and WILLIAM VICTOR WOOD, of the first part, Grantors,  
and J. LAWRENCE WOOD, JR., of the second part, Grantee.

EXPLANATORY STATEMENT

On May 20, 1980, William H. Tolson, Treasurer of Queen Anne's County, Maryland, conducted a sale of property upon which taxes were in arrears, in accordance with Sections 6-14 et seq. of the Public Local Laws of Queen Anne's County (1974 Edition), hereafter referred to as "the Local Laws."

Among the properties included in such sale was a lot or parcel of land in the Third Election District of Queen Anne's County, described as "No. 16" and "designated on Map 61, Block 11, as Parcel 13, Queen Anne's County Tax Maps" in the advertisement of sale published in accordance with the Local Laws, and further mentioned as being "assessed to Earl L. and Katherine Cummings." That lot or parcel, described more fully hereafter, is here referred to as "the Cummings property."

William Victor Wood was the highest bidder for the Cummings property at the aforesaid sale of May 20, 1980. Such sale was duly reported to the Circuit Court for Queen Anne's County in Equity Cause No. 6676 and finally ratified in accordance with the Local Laws. More than one year and a day have passed since the aforesaid sale; no person has redeemed or sought to redeem the Cummings property; William Victor Wood has paid the full amount of the purchase price bid by him for the Cummings property; and he is entitled under the provisions of the Local Laws to a good and sufficient Deed for that property. William Victor Wood has requested that such conveyance be made to J. Lawrence Wood, Jr.

NOW, THEREFORE, THIS DEED WITNESSETH, that in consideration of the premises and payment of the sum of Seventy-five Hundred Dollars (\$7,500.00), receipt of which is hereby acknowledged, the Grantors do hereby grant and convey unto J. Lawrence Wood, Jr., his personal representatives, heirs and assigns, in fee simple, all of that property which is situate, lying and being in the Third Election District of Queen Anne's County, Maryland, and is described as follows:

BEGINNING for the same on the west side of the public road leading from Willoughby to Starr (sometimes known as Fox Meadow Road) near a large forked stump, and running with the old bank fence South 48 1/2 degrees West, 47.4 perches to a stake in the line of the Hall or Keating land; thence South 42 1/2 degrees East, 34 perches to the center of said County road; thence with center of said road South 8 degrees East, 59.6 perches to the beginning, containing five (5) acres and two (2) perches of land, more or less, with an allowance of one degree from the original courses for variation of the needle.

BEING the same land conveyed by William Bailey to Earl Lincoln Cummings and Katherine Elizabeth Cummings by Deed dated June 29, 1945, and recorded among the Land Records of Queen Anne's County in Liber A.S.G. No. 11, folio 381;

SAVING AND EXCEPTING those portions of said land heretofore conveyed by Earl L. Cummings and Katherine Cummings by Deeds executed and recorded prior to May 20, 1980.

TOGETHER with the buildings and improvements thereupon erected, made or being and all rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anyway appertaining.

TO HAVE and TO HOLD the property above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of J. Lawrence Wood, Jr., his personal representatives, heirs and assigns, in fee simple.

AND the Grantors hereby covenant that they will execute further assurances of the land as may be requisite.

WITNESS the hands and seals of the Grantors:

..... (SEAL)  
\_\_\_\_\_  
William H. Tolson  
Treasurer of Queen Anne's County

..... (SEAL)  
\_\_\_\_\_  
William Victor Wood

STATE OF MARYLAND, COUNTY OF QUEEN ANNE'S; To Wit:

On this the            day of           , 1982, before me, the undersigned officer, personally appeared William H. Tolson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires: July 1, 1986

STATE OF MARYLAND, COUNTY OF QUEEN ANNE'S; To Wit:

On this the            day of           , 1982, before me, the undersigned officer, personally appeared William Victor Wood, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires: July 1, 1986

*Proposed  
w/ Title Eminent*

Carol Tower Wood

Wood

Howard Cernings

Wood

6.6

path

Earl + Katherine Cernings

Alfred Isby

Jacobs

Joe Moore

A

for